



City of Santa Barbara

SINGLE FAMILY DESIGN BOARD

MINUTES

NOVEMBER 25, 2019

3:00 P.M.
David Gebhard Public Meeting Room
630 Garden Street
SantaBarbaraCA.gov

BOARD MEMBERS:

Fred Sweeney, *Chair*
Brian Miller, *Vice Chair*
Jan Ferrell
Lisa James
Joseph Moticha
Robert Richards
Jonathan H. Ziegler

CITY COUNCIL LIAISON:

Jason Dominguez

PLANNING COMMISSION LIAISON:

Addison Thompson

STAFF:

Irma Unzueta, Design Review Supervisor
Erica Monson, Planning Technician
Mary Ternovskaya, Commission Secretary

CALL TO ORDER

The Full Board meeting was called to order at 3:03 p.m. by Chair Sweeney.

ATTENDANCE

Members present: Sweeney, Miller, James, Moticha, Richards, and Ziegler
Members absent: Ferrell
Staff present: Monson and Ternovskaya

GENERAL BUSINESS

A. Public Comment:

No public comment.

B. Approval of Minutes:

Motion: Approve the minutes of the Single Family Design Board meeting of **November 11, 2019**, as submitted.

Action: Miller/Ziegler, 6/0/0. (Ferrell absent.) Motion carried.

C. Approval of the Consent Calendar:

Motion: Ratify the Consent Calendar of **November 18, 2019**, as reviewed by Board Members Sweeney and Richards.

Action: James/Ziegler, 6/0/0. (Ferrell absent.) Motion carried.

Motion: Ratify the Consent Calendar of **November 25, 2019**, as reviewed by Board Members Sweeney and Richards.

Action: Miller/Moticha, 6/0/0. (Ferrell absent.) Motion carried.

D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals:

1. Ms. Monson announced that a timer has been installed that will show the time remaining during public comment.

E. Subcommittee Reports:

No subcommittee reports.

(3:15PM) REVIEW AFTER FINAL APPROVAL

1. 385 LOMA MEDIA RD

Assessor's Parcel Number: 019-261-024

Zone: RS-15

Application Number: PLN2018-00510

Owner: David Kleidermacher

Applicant: Brian Launder

Architect: Dawn Sherry

(Approved project is a proposal for alterations to an existing two-story, 2,385 square foot single residential unit with an attached 402 square foot two-car garage. Exterior alterations include replacing doors and windows, replacing a trellis at the rear elevation, installing new eyebrow trellises over the existing front entry and garage, replacing the garage door, and replacing wood railings with new wrought iron railings. Other site improvements include reconfiguration of some interior spaces. No new square footage is proposed. This project addresses a violation in Zoning Information Report ZIR2018-00192. The existing total of 2,787 square feet of development on an 11,000 square foot lot located in the Hillside Design District at 72% of the maximum allowable floor-to-lot area ratio (FAR).)

Approval of Review After Final is requested to revise previously approved wrought iron railings with new stainless steel cable guardrails at the rear decks, to add two new windows on the east elevation, and revise previously approved trellis structure. Project was last reviewed November 11, 2019.

Actual time: 3:11 p.m.

Present: Dawn Sherry, Architect; and Brian Launder, Applicant

Public comment opened at 3:20 p.m., and as no one wished to speak, it closed.

Motion: Approval of Review After Final with comments:

1. The change from wrought iron railings to stainless steel cable railings is acceptable.
2. The addition of two new windows on the east elevation is acceptable.

Action: Moticha/Miller, 6/0/0. (Ferrell absent.) Motion carried.

(3:35PM) NEW ITEM: CONCEPT REVIEW**2. 2215 WHITE AVE**

Assessor's Parcel Number: 041-252-034
Zone: RS-7.5
Application Number: PLN2019-00396
Owner: Michael C. Chan
Applicant: Jose Luis Esparza

(Proposal for a 154 square foot addition to the first floor of an existing 2,362 square foot, two-story, single-unit residence with an attached 689 square foot, two-car garage, and a 376 square foot detached workshop. Project includes landscape improvements in the front yard and a new standing-seam metal roof. The existing development is nonconforming to the maximum required floor-to-lot area ratio (FAR). The proposed total of 3,581 square feet of development on an 8,861 square foot lot is 105% of the maximum allowed floor-to-lot area ratio (FAR).)

No final appealable action will be taken. Project requires review from the Planning Commission for a Modification to allow the proposed development to exceed the required maximum FAR. Project requires Neighborhood Preservation findings.

Actual time: 3:30 p.m.

Present: Jose Luis Esparza, Applicant; Rosa Andrade, Landscape Architect; and Michelle Bedard, Assistant Planner, City of Santa Barbara

Staff comments: Ms. Bedard stated that the project requires a modification for the project to exceed the maximum allowed FAR.

Public comment opened at 3:48 p.m., and as no one wished to speak, it closed.

Motion: Continue indefinitely to the Full Board with comments:

1. Study reducing the FAR square footage below 100%.
2. Restudy the north elevation. Provide a section east to west at the entrance porch so that the Board can understand the location of the front door and what it looks like.
3. Provide a reflected ceiling plan that shows how the trellis and roof eaves intersect.
4. Reconsider the use of covering the T1-11 siding due to the age of the house and the potential exposure to termites and dry rot.
5. The Board is not in favor of story poles, as the addition is only one story and should be reduced in square footage.
6. If the second floor requires major reconstruction, provide a section to show how the scale of the second floor may be decreased.

Action: Sweeney/Moticha, 6/0/0. (Ferrell absent.) Motion carried.

(4:00PM) PROJECT DESIGN APPROVAL**3. 231 LOYOLA DR**

Assessor's Parcel Number: 045-125-003
Zone: E-3/SD-3
Application Number: PLN2019-00422
Owner: Kato Family Trust
Danny and Myla Kato, Trustees
Applicant: Jim Davis

(Proposal for a new 576 square foot second floor addition to an existing, one-story, 1,617 square foot single-unit residence with a 471 square foot attached, two-car garage. Project includes converting 416 square feet of the existing residence to an Accessory Dwelling Unit (ADU), a new covered patio on the first floor, and a covered deck on the second floor. The proposed total of 2,664 square feet of development on an 8,546 square foot lot in the Non-Appealable Jurisdiction of the Coastal Zone is 80% of the maximum allowable floor-to-lot area ratio (FAR).)

Project Design Approval is requested. Project requires Neighborhood Preservation findings. Project was last reviewed October 14, 2019.

RECUSAL: To avoid any actual or perceived conflict of interest, Board Member James recused herself from hearing this item in order to represent the applicant under the Political Reform Act and Fair Political Practices Commission rulings.

Chair Sweeney read the following State Political Reform Act Sole Proprietor Advisory:

The City Attorney's office has determined that sole proprietors are allowed to prepare professional documents and make project presentations before a board they served on based on an exception to the Political Reform Act and Fair Political Practices Commission rulings. The limitation is that they are not to unduly influence their fellow board members on a decision by advocating for their clients. The exception allows board members to continue practicing their profession in the City while volunteering on a board.

Actual time: 4:18 p.m.

Present: Jim Davis, Applicant; Lisa James, Landscape Architect; and Danny & Myla Kato, Owners

Public comment opened at 4:24 p.m., and as no one wished to speak, it closed.

Motion: Project Design Approval and continue indefinitely to Consent with comments:

1. Provide a color board.
2. The Board makes the finding that the Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.69.050 of the City of Santa Barbara Municipal Code, with the following comments:
 - a. The project is consistent with the scenic character of the City.
 - b. The project is consistent with the neighborhood in size, bulk, and scale.
 - c. Quality architecture and materials are used.
 - d. The project follows Good Neighbor Guidelines.
3. The neighborhood is defined as the area along Loyola Avenue to Shoreline Drive.

Action: Miller/Ziegler, 5/0/0. (Ferrell and James absent.) Motion carried.

(4:25PM) PROJECT DESIGN APPROVAL AND FINAL APPROVAL**4. 130 LOS ALAMOS AVE**

Assessor's Parcel Number: 045-195-001
Zone: E-3/SD-3
Application Number: PLN2019-00030
Applicant: Bryce Rosenthal, Owner
Designer: Matt Hepner

(Proposal to demolish 366 square feet of an existing 1,828 square foot, one-story, single-residential unit. The project proposes major additions and alterations that will result in a two-story dwelling with a 1,536 square foot ground floor, a 487 square foot second floor, a 437 square foot basement, 48 square feet of accessory space, and a 387 square foot attached two-car garage. The proposed total of 2,412 square feet of development, of which the basement is excluded from floor-to-lot area ratio (FAR), on a 6,970 square foot lot in the Non-Appealable Jurisdiction of the Coastal Zone, is 84% of the maximum allowed floor-to-lot area ratio (FAR).)

Project Design and Final Approval is requested. Project requires Neighborhood Preservation findings. Project was last reviewed on April 29, 2019.

Actual time: 4:31 p.m.

Present: Matt Hepner, Designer; and Bryce Rosenthal, Applicant

Public comment opened at 4:43 p.m., and as no one wished to speak, it closed.

Motion: Project Design Approval and continue indefinitely to Consent with comments:

1. The Board appreciates that the applicant has addressed the Board's previous comments regarding lowering the plate heights, and reducing the size, bulk, and scale.
2. The Board makes the finding that the Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.69.050 of the City of Santa Barbara Municipal Code, with the following comments:
 - a. The project is consistent with the scenic character of the City and the Mesa neighborhood.
 - b. The project combines the current aesthetic of the neighborhood with the new emerging styles of the neighborhood. The project is compatible with the neighborhood.
 - c. Quality architecture and materials are used.
 - d. The project follows Good Neighbor Guidelines.
3. Refine the landscape plan to include plants more appropriate to the area.
4. Continue to discuss street tree issues with the Street Tree Committee.
5. The neighborhood is defined as the East Mesa; bounded by Shoreline Park, Shoreline Drive, San Rafael, San Miguel, and La Plata Avenue.

Action: James/Ziegler, 6/0/0. (Ferrell absent.) Motion carried.

*** THE BOARD RECESSED FROM 5:03 TO 5:13 P.M. ***

(4:50PM) PROJECT DESIGN APPROVAL AND FINAL APPROVAL**5. 1040 MISSION RIDGE RD**

Assessor's Parcel Number: 019-111-012
Zone: RS-1A
Application Number: PLN2019-00198
Owner: Marita Hawryluk
Applicant: Susette Naylor

(Proposal for 324 square feet of additions to an existing 1,913 square foot split level single-unit residence with a 407 square foot attached garage. The proposed total of 2,617 square feet of development on a 17,695 square foot lot in the Hillside Design District is 60% of the guideline maximum floor-to-lot area ratio (FAR). This project will address violations in Zoning Information Report ZIR2017-00428.)

Project Design and Final Approval is requested. Project requires Neighborhood Preservation, Hillside Design, and Sloped Lot findings. Project was last reviewed June 24, 2019.

Actual time: 5:13 p.m.

Present: Marita Hawryluk, Owner; and Susette Naylor, Applicant

Public comment opened at 5:20 p.m., and as no one wished to speak, it closed.

Motion: Continue indefinitely to Consent with comments:

1. The style of the project and the consideration of the Board's previous comments is appreciated.
2. The cable railing on the north elevation is acceptable.
3. Consider exploring different design elements for the rear door on the west elevation.
4. Consider reducing the spacing between the window and door on the west elevation.

Action: Miller/Moticha, 6/0/0. (Ferrell absent.) Motion carried.

(5:15PM) PROJECT DESIGN APPROVAL**6. 512 E ISLAY ST**

Assessor's Parcel Number: 027-064-005
Zone: R-2
Application Number: PLN2019-00236
Owner: Suzanne Marie Errico Living Trust
Felice Errico, Trustee
Applicant: Patricio Nava

(Proposal for a 176 square foot addition to the first floor and a new 568 square foot second floor to an existing 856 square foot single-unit residence with a detached 162 square foot one-car garage. Project includes a new deck, new balcony, interior remodel, and relocation of the main entry. The proposed total of 1,600 square feet on a 3,250 square foot lot in the Hillside Design District is 73% of the guideline maximum floor-to-lot area ratio.)

Project Design Approval is requested. Project requires Neighborhood Preservation, Hillside Design, and Sloped Lot findings. Project was last reviewed June 10, 2019.

Actual time: 5:32 p.m.

Present: Patricio Nava, Applicant

*** The Board recessed from 5:49 to 5:51 p.m. to review written correspondence. ***

Public comment opened at 5:52 p.m.

The following individuals spoke:

1. Theresa Gray
2. Jay Hartz
3. Bill Beach, opposed. Daphne Page ceded time to Mr. Beach.
4. Alex Grzywacki, opposed.

Written correspondence from Woody Boyce, Kikka Bayly, Patty West, Bill Beach, and Chris Lambert & Alice Berard was acknowledged.

Public comment closed at 6:01 p.m.

Motion: Continue indefinitely with comments:

1. Continue to make an effort to reduce the square footage of new addition.
2. Any second floor addition shall be concentrated in the northerly half of the existing single story footprint.
3. Any further additions may be added to the basement, which would reduce the bulk of the proposed additions.
4. Return with locations for the adjacent houses. Show windows to scale in order to determine any potential privacy issues.
5. Applicant shall clearly identify any additions, outlined in bold, so that the Board can understand where the footprint of the existing house is versus any proposed additions.
6. Identify existing vertical elements of the house that remain and any new vertical elements, such as windows and doors.
7. Show roof slope on the elevations.
8. Expand on site sections, showing the location of the project in relation to the property line and neighbors.

Action: Sweeney/James, 5/1/0. (Moticha opposed. Ferrell absent.) Motion carried.

*** MEETING ADJOURNED AT 6:53 P.M. ***